



**SOUTH RIBBLE BOROUGH COUNCIL
COMMUNITY INFRASTRUCTURE LEVY
DRAFT CHARGING SCHEDULE**

THE DRAFT CHARGING SCHEDULE

The Charging Authority

The Charging Authority is South Ribble Borough Council

Date of approval by Charging Authority

This Charging Schedule was approved by South Ribble Borough Council on (date to be inserted following examination and Council approval)

Date of Schedule Taking Effect

The Charging Schedule will come into effect on 1st April 2013 following examination and subject to approval

The CIL Rates

The CIL rates to be charged are as follows:

Development	CIL Charge
Dwelling houses (excluding apartments)	£65 Sq. m
Apartments	£10 Sq. m
Convenience retail (excluding neighbourhood convenience stores)	£160 Sq. m
Retail warehouse, retail parks, and neighbourhood convenience stores	£40 Sq. m
Community uses	£0 Sq. m
All other uses	£10 Sq. m

The various uses are defined in Appendix One.

Calculation of the CIL Charge

The Council will calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, (as amended).

CIL will be charged on the total net additional floorspace created (measured as a gross internal area). The formula to calculate the charge is set out below.

Chargeable amount =

CIL charge rate x net chargeable floor area x BCIS Index figure for the year in which permission was granted

BCIS Index Figure

In the above calculation the BCIS Index figure on the top line is at the date of planning permission and on the bottom line at the date of the charging schedule.

The net chargeable floor area equates to the gross internal floor area of the chargeable development minus the gross internal floor area of any existing buildings that qualify for exemption on the site.

The above CIL Rates shall be tied to the Royal Institute of Chartered Surveyors, “All in Tender Price Index”, the rate charged will therefore alter depending on the year the planning permission for the chargeable development is first granted.

Appendix One

Use Definitions

Dwelling house - is a house used for a dwelling place. The CIL charge will apply to the same definition as the Town and Country Planning (Use Classes Order) 1987, Class C3 a, b and c

Apartments- due to a difference in viability, apartments are excluded from the dwellinghouse category and are described as dwellings with shared access, and communal areas, on more than one floor, and are excluded from the dwelling house use charge and will be charged the same as the "All other uses", CIL category

Convenience retail- is described as any building selling mainly everyday essential items, including food, drinks, newspapers/magazines and confectionery. Some buildings will sell a mixture of convenience and comparison goods. In these instances, the CIL charge will be based on the main use of the building. Stores fitting in the Neighbourhood Convenience Store category are excluded from the convenience retail charge.

Neighbourhood Convenience Stores- due to a difference in viability has been excluded from the convenience retail category. These stores are described as selling convenience goods, but because they are eligible to trade for longer than six hours on a Sunday, they stock a restricted range of goods, and have a different customer spend profile based on top up shopping

Retail Warehouse and Retail Parks- are described as selling comparison goods, such as clothing, footwear, household and recreational goods, have associated surface level car parking serving the units, and often operate in small clusters of single format shed like developments (with mezzanine floors)

Community Uses- for the purpose of CIL adopt a modified version of those uses included in the Town and Country Planning (Use Classes Order) 1987, relating to non- residential institutions (D1), assembly and leisure uses (D2) and residential institutions (C2) and assembly and leisure uses. This use charge category relates to those buildings included in these categories and provided by the public sector, not for profit and charitable sectors, and is extended to include infrastructure provided by the emergency services.